



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 192 - 2018

To amend By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
INDUSTRIAL FOUR -1669 (M4 – SECTION 1669)	INDUSTRIAL FOUR – 2862 (M4 – SECTION 2862)

(2) By adding thereto, the following section:

"2862 The lands designated M4 -Section 2862 on Schedule A to this by-law:

2862.1 Shall only be used for the following purposes:

(a) Industrial, which for the purpose of this section, shall only include the following uses:

- (1) The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
- (2) A warehouse;
- (3) A utility installation; and,
- (4) A printing establishment.

(b) Non-Industrial, which for the purpose of this section, shall only include the following uses:

- (1) A retail establishment;
- (2) A retail warehouse
- (3) A grocery store;
- (4) A personal service shop;
- (5) A dry cleaning and laundry distribution station;
- (6) A laundromat;
- (7) A bank, trust company, and finance company;
- (8) A health or fitness centre;
- (9) A custom workshop;
- (10) An animal hospital;
- (11) A place of commercial recreation;
- (12) A commercial, technical and recreational school;
- (13) A dining room restaurant, and a take-out restaurant;
- (14) A hotel or motel;
- (15) A service shop;
- (16) A banquet hall;
- (17) A community club;
- (18) An office;
- (19) A day care centre;
- (20) A supermarket;
- (21) A private school;
- (22) A recreation facility or structure; and,
- (23) A place of worship.

(c) Accessory Non-Industrial Uses, which for the purpose of this section, shall only include the following uses:

- (1) A garden centre sales establishment associated with a grocery store or retail warehouse; and,
- (2) Purposes accessory to the other permitted purposes.

2862.2 shall be subject to the following requirements and restrictions:

(a) Building Setbacks:

- (1) Industrial Uses: A minimum of 12 metres and a maximum of 33 metres to The Gore Road; and,
- (2) Non-Industrial Uses: A minimum of 6 metres or half the building height, whichever is the greater to The Gore Road;

- (b) Minimum Landscaped Open Space: 6.0 metres along lot lines abutting The Gore Road and Fogal Road, (except at approved access locations;
- (c) Outside Storage: No outside storage shall be permitted, except for:
 - (1) seasonal goods associated with a Supermarket or Retail Warehouse, but such storage shall not be located within a yard abutting The Gore Road;
 - (2) Seasonal goods associated with a Supermarket or Retail Warehouse shall be permitted within the required parking area and shall be restricted to a maximum combined total area of 929 square metres;
- (d) Maximum Building Height:
 - (1) Industrial Uses: 1 storey, except for an ancillary office component in which case the maximum height shall be 3 storeys;
 - (2) Non-Industrial Uses: 2 storeys;
- (e) Vehicle Loading:
 - (1) For all uses, there shall be no overhead doors on a building wall that faces The Gore Road unless screened from view from the street;
 - (2) For Industrial Uses, there shall be no overhead doors within 60 metres of The Gore Road, unless screened from view from the street;
- (f) Parking:
 - (1) A minimum of 446 parking spaces shall be provided;
- (g) The maximum cumulative gross floor area for all buildings on the site shall be 8,550.0 square metres;
- (h) The maximum permitted gross floor area dedicated to the sale of food in an individual supermarket shall be 1,140 square metres; and,

- (i) all restaurant refuse storage shall be enclosed in a climate controlled area within a building.

2862.3 shall be subject to the following definition which shall apply for the purposes of this section 2862:

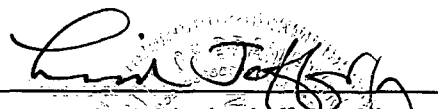
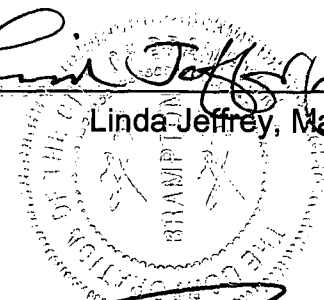

RETAIL WAREHOUSE shall mean a building or structure, or part of a building or structure, occupied by a single user and having a minimum gross floor area of 465 square metres. The use permitted shall be for the sale of non-food products displayed and stored in a warehouse format.

2862.4 shall also be subject to the requirements and restrictions relating to the M4 zone for those uses permitted by Section 2862.1(a), or the SC zone for those uses permitted by Section 2862.1(b), and all the general provisions of this by-law which are not in conflict with those set out in Section 2862.2.”

ENACTED and PASSED this 12th day of September, 2018.

Approved as to
form.
2018/08/28
AWP

Approved as to
content.
2018/08/27
AP



Linda Jeffrey, Mayor

Peter Fay, City Clerk



LEGEND

—— ZONE BOUNDARY

PART LOT 5, CONCESSION 10 N.D.



CITY OF BRAMPTON
 Planning and Development Services

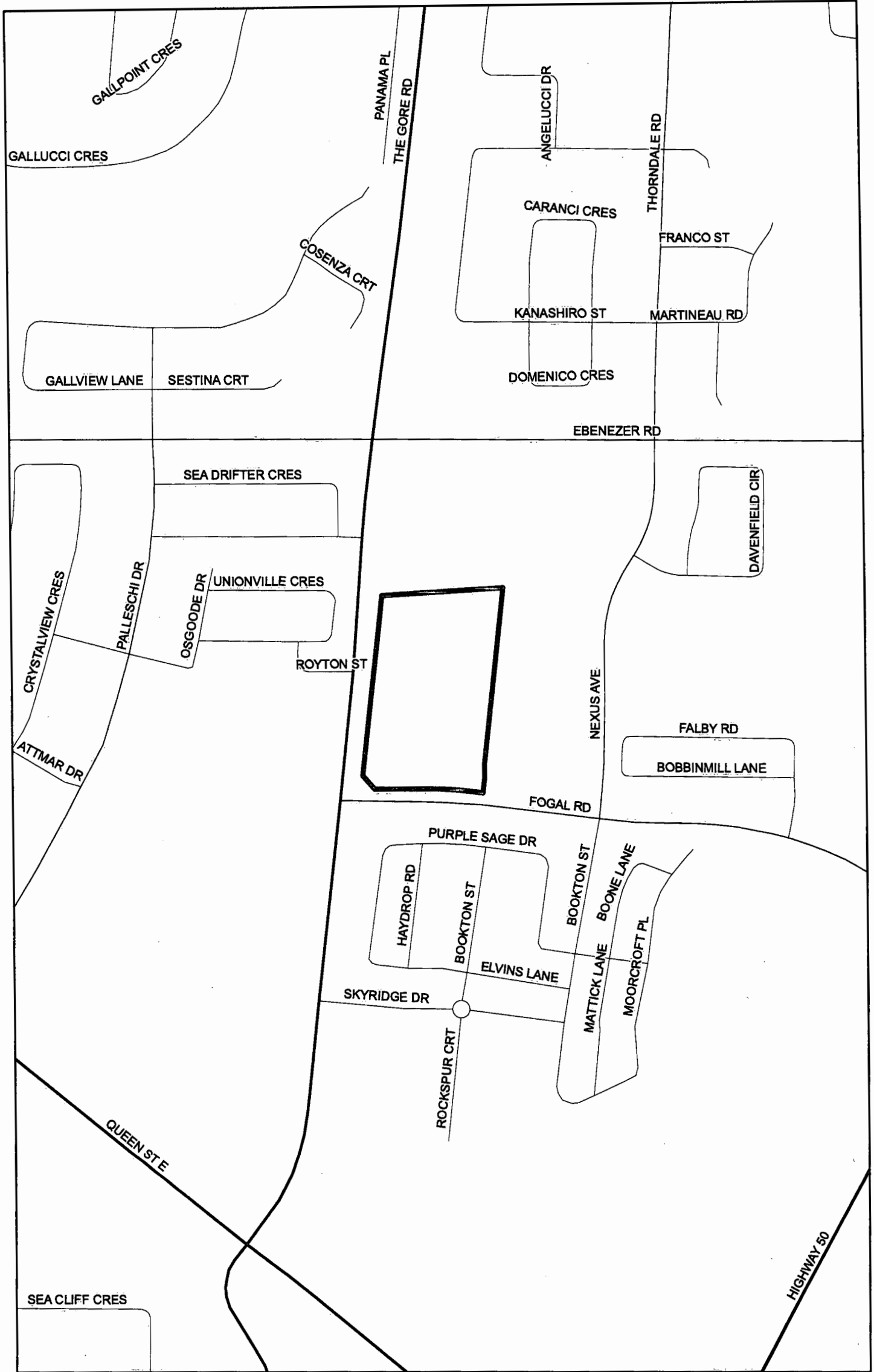
Date: 2018 07 20

Drawn by: CJK

By-Law 192-2018

Schedule A

File no. C10E05.018_ZBLA



 SUBJECT LANDS



KEY MAP